

Cromwells



Calverley Court, Kingston Road, Epsom, KT19 0DP
£210,000

NO ONWARD CHAIN. Beautifully presented ground floor 1 bed garden apartment, set in modern retirement village for the over 60s. The property benefits from a lounge/diner with direct access to the gardens, fitted kitchen, double glazing and modern E7 heating system.

Located very close to local shops and bus routes.

Internal viewing is highly recommended.

No Onward Chain · Secure Entry Phone System ·
Ground Floor Apartment · Private Patio Area

Communal Entrance -

Secure entry phone system.

Hallway -

Fitted carpet, Care Line Cord, storage cupboard housing water tank and fuse box.

Lounge/Diner - 23' 4" x 11' 2" (7.11m x 3.40m)

UPVC window to rear aspect and UPVC door and window to garden with small patio, fitted carpet, coved ceiling, wall mounted Economy 7 heaters, double doors to

Kitchen - 7' 7" x 7' 5" (2.31m x 2.26m)

Range of modern wall mounted units with matching cupboards and drawers below. Sink, electric hob with extractor fan above, electric oven, integrated fridge and freezer, tiled splash backs, Dimplex fan heater, Lino flooring.

Bedroom - 15' 5" x 9' 2" (4.70m x 2.79m)

UPVC double glazed window to rear aspect, coved ceiling, carpeted, fitted wardrobes, Economy 7 heater.



Bathroom -

Shower cubicle with glass surround, stainless steel shower head on riser rail, vanity sink with stainless steel mixer tap and cupboards below, low level WC, tiled walls, Care Line Cord.

Outside -

Private Patio Area -

Communal Garden -

Laid to lawn, mature shrubs and trees, various seating areas.

Communal Facilities -

Residents' lounge, laundry room, lift, House Manager Monday-Friday, residents' parking.



Council Tax - D
Tenure - Leasehold
Square Foot - 566.2 sq ft (52.6 sq ms)

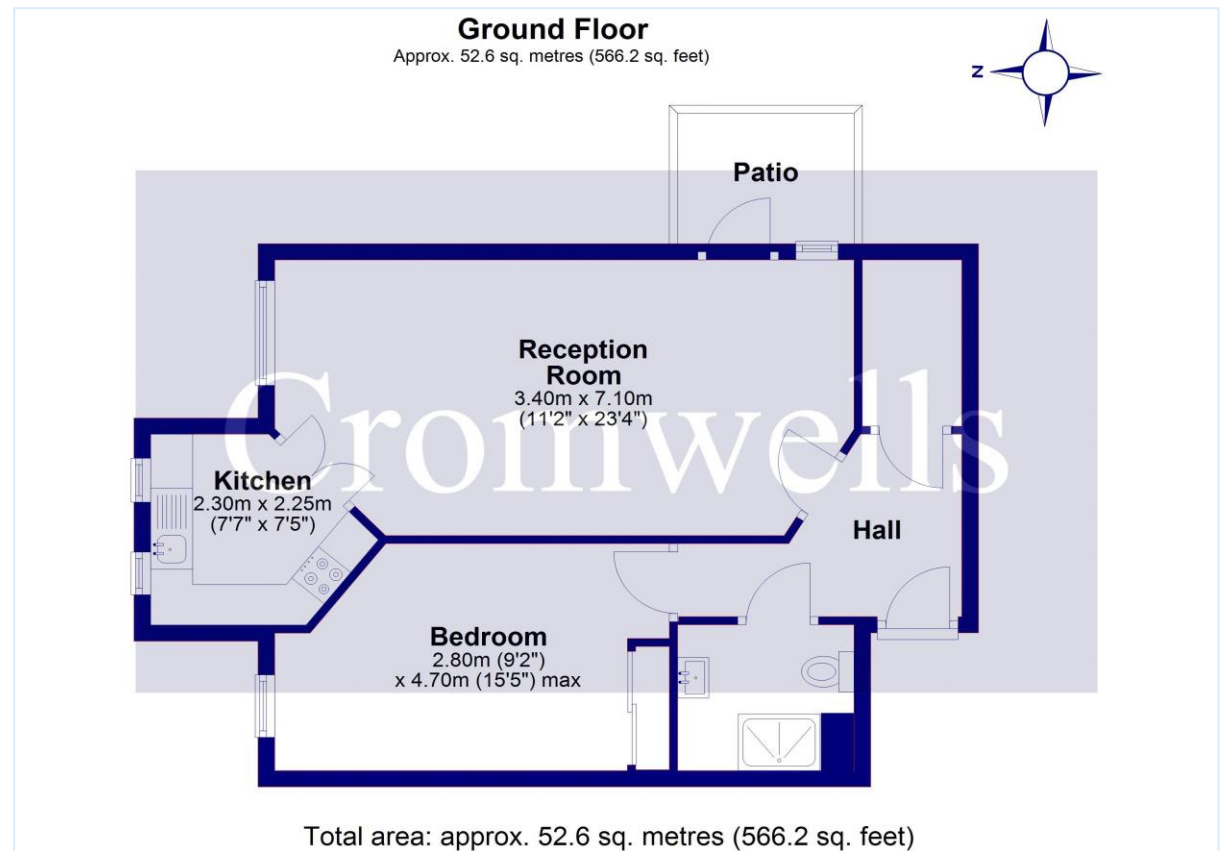
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

